

Apt

NMA

Castlewood House

Introduction

Castlewood House is a proposal for an exemplary 10 storey commercial office building on the site of an existing 1950's office building, in the heart of London's West End, a few steps from Tottenham Court Road station.

This document is issued in support of a Non-material Amendment application related to the Castlewood House planning permission (Ref: 2018/5353/P).

The scheme was granted planning permission by Camden in December 2017 (Ref:2017/0618/P). An NMA was approved in November 2018 (Ref: 2018/5353/P), and since then the design team have been developing the design to RIBA Stage 4.

This document marks the conclusion of Stage 4 and seeks to summarise the architectural design development undertaken and explain any significant changes from the extant permission.



Illustrative view -
Consented scheme

Proposed Changes & Rationale

The proposed changes to the extant permission are listed below along with a brief description of the rationale behind the change.

01. Attenuation tank added and blue roof omitted

Rationale:
The extant permission included for the development's water attenuation to be achieved via a blue roof system located on the terraces across the building. Due to design development and the impact on terrace build-ups and structural loadings, a dedicated attenuation tank located at Basement Level -1 is proposed.

The volume of the attenuation tank is equal to that of the blue roof.

02. One no. entrance lobby pass door omitted

Rationale:
The extant permission included two no. pass doors to the entrance lobby, however only one is required to meet Building Regulations and accessibility requirements. The 3m entrance matt requirements for WELL accreditation also compromised the spatial configuration of the entrance lobby.

03. Glazed corners of retail frontage amended

Rationale:
As part of design development within Stage 4, the glazed corners of the retail frontage facing Earnshaw Street have been amended to have a radiused corner. This provides an enhanced shop frontage relationship to the streetscape.

04. Doors added to retail unit

Rationale:
2 no. additional doors added to the Southern end of the retail unit facing Bucknall Street in order to improve connectivity at ground floor with Central St Giles and beyond, to the South.

05. Loading bay layout reconfigured

Rationale:
Improvements have been made to the footprint and geometry of the retail units to either side of the loading bay. Waste room stores and vehicle tracking strategy have been revised to suit.

A post room has been added to the loading bay and the dock manager room has been relocated to the loading bay entrance.

06. Wall separating cyclist entrance omitted to provide improved user & visitor experience

Rationale:
As part of design development, the wall separating the cyclists entrance has been omitted and replaced with a decorative balustrade. This both improves the cyclists entrance and the pedestrian arcade as the route has an improved sense of width without the previously proposed dividing wall.

07. Minor enhancement to the secondary entrance

Rationale:
the line of the secondary office entrance has been moved eastwards to improve visibility and security as well as allowing provision for a 3m long entrance mat to meet WELL building standard requirements.

08. Size of the ventilation void from B1 reduced providing more space for public plaza

Rationale:
As part of design development of plant machinery at basement -1, the size of the ventilation void has been reduced, increasing the size of the publicly accessible space at ground level above.

9. Corner between Toni & Guy Building and Bucknall Street Warehouse Building infilled

Rationale:
To rationalise and improve buildability against neighbouring buildings.

10. Window layout rationalised and amended

Rationale:
To follow arrangement of windows on levels below.

11. Glazing size increased to improve daylight levels into common area.

Rationale:
Due to riser relocation, it has been possible to increase the size of the facade glazing within this area and therefore improving the level of daylight within this space.

12. Lobby in front of the goods lift introduced - Roof level sits below the plant screen - no impact on elevations.

Rationale:
To provide a protected route of escape to Stair 02 in the event of a fire.

13. BOH glass balustrade changed to metal balustrade

Rationale:
To follow the general architectural language of the building.

14. Rearrangement of risers and ducts terminating at roof level

Rationale:
Due to the design development of Mechanical & Electrical plant. No major visual impact to external elevations.

15. Louvre zone size reduced and clad with extended decorative metal balustrade.

Rationale:
Stage 4 design development. screening of louvres by decorative balustrade

16. Precast spandrels span reduced to single bay.

Rationale:
Design development to rationalise the elevation and follow the general architectural language of the building. Double width spandrels felt too dominant on the facade.

17. Louvres introduced to the top of Bucknall Street's Retail entrance.

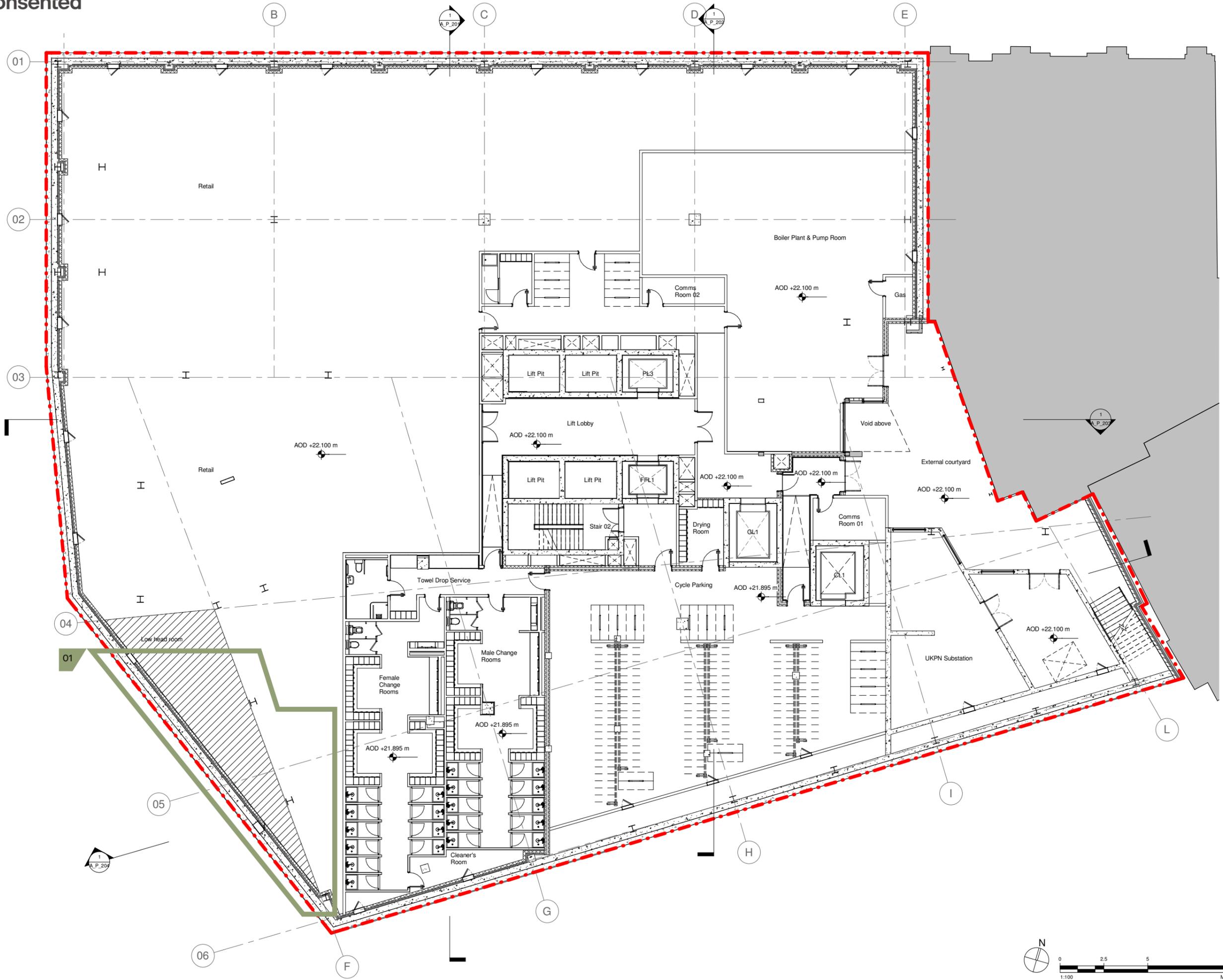
Rationale:
Mechanical plant design development.

18. Screening detail developed as per planning condition.

Rationale:
Design development to address planning condition.

19. Louvres introduced to Bucknall Street elevation for UKPN vent extracts.

Rationale:
Mechanical plant design development.

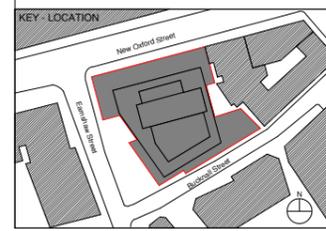


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Notes

Rev	Reason for Issue	Date	Iss
00	NMA	28/09/2018	RPP

Consultants
Structural Engineer: Davies Maguire
Mechanical Engineer: GDM Partnership
Electrical Engineer: GDM Partnership
Project Manager: CBRE



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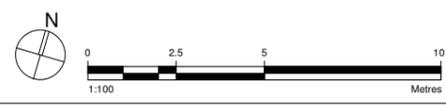
Client
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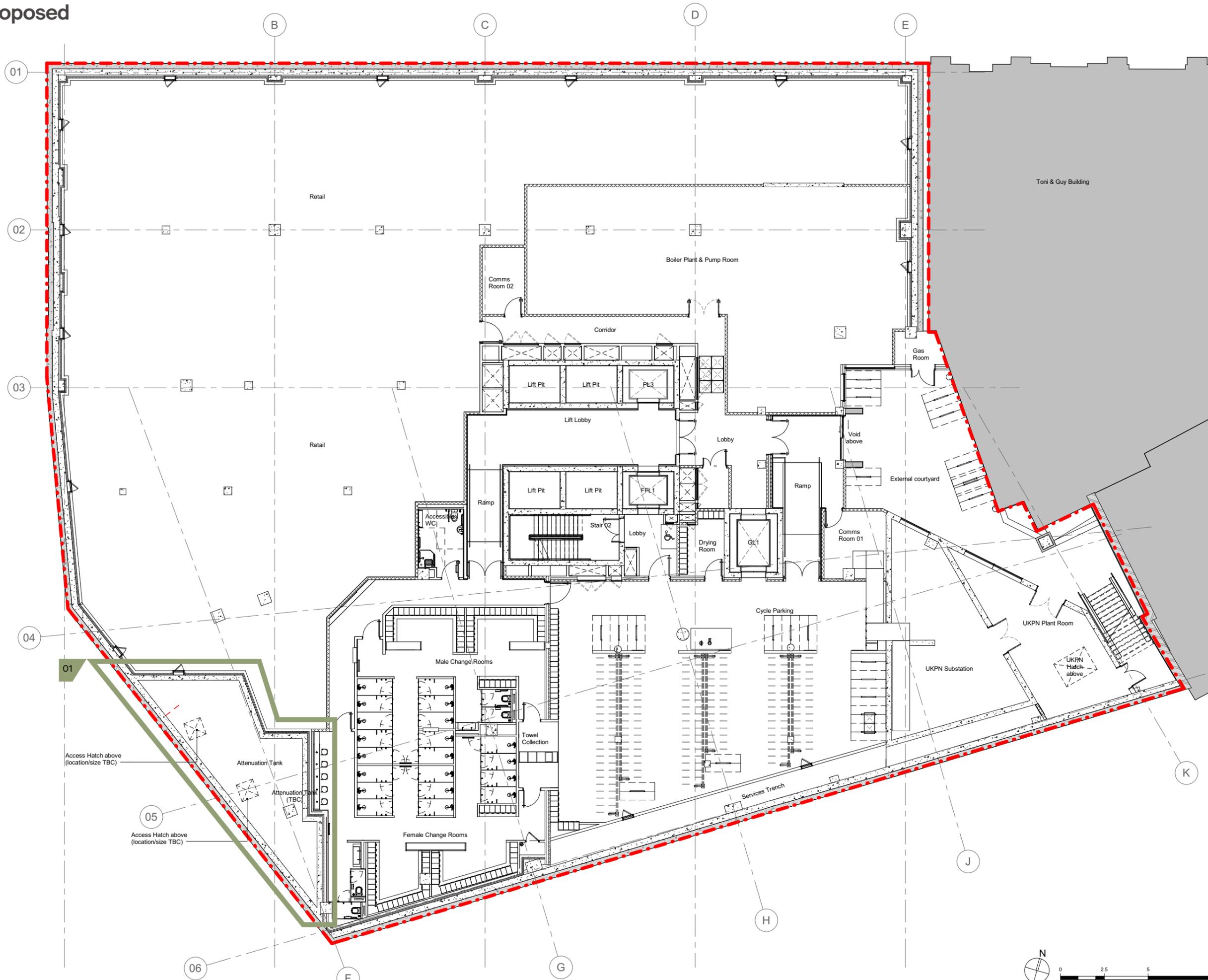
Project
Castlewood House
Drawing Title
General Arrangement Level B1 Plan

Scale	Drawn By	Issued By
1 : 100 @ A1	RPP	RPP

Non Material Amendment

Project No.	Drawing No.	Revision
15023	A_P_099	00

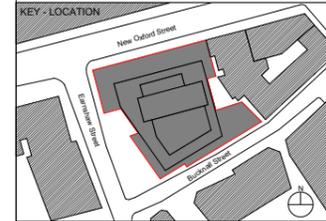




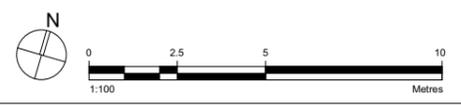
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07. Minor enhancement to the entrance to comply with WELL requirements.
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18. Screening detail developed as per planning condition.
19. Louvres introduced to Bucknall Street elevation for UKPN vent extracts.

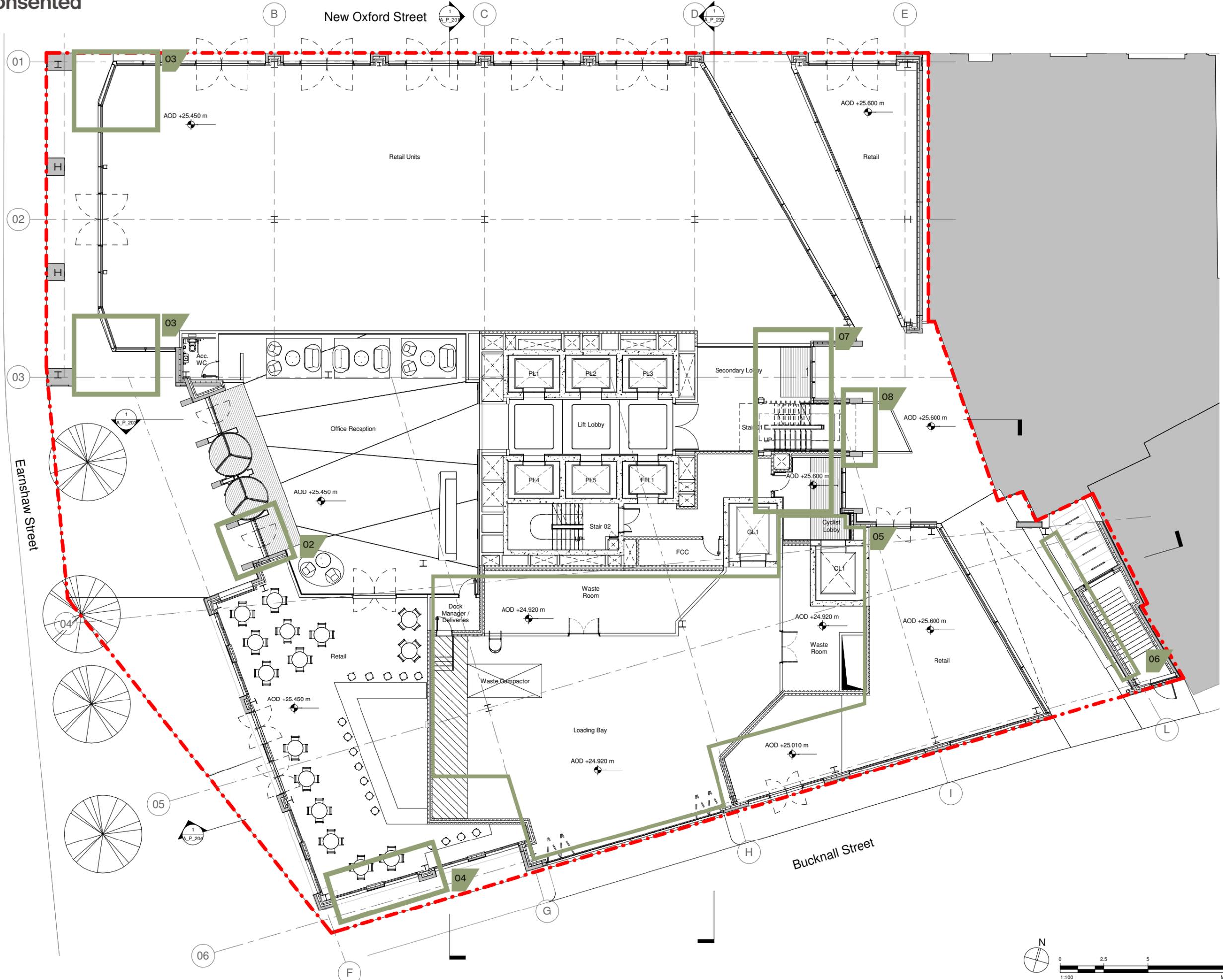
01	NMA	01/10/2019	Apt
02	NMA	28/09/2018	RPP
Rev	Reason for Issue	Date	Iss

Consultants
 Structural Engineer: Davies Maguire
 MEP Engineer: GDM Partnership
 Project Manager: CBRE



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Client Royal London Asset Management		
Project Castlewood House		
Drawing Title General Arrangement Level B1 Plan		
Scale 1 : 100 @ A1	Drawn By Apt	Issued By Apt
Non Material Amendment		
Project No. 15023	Drawing No. A_P_099	Revision 01



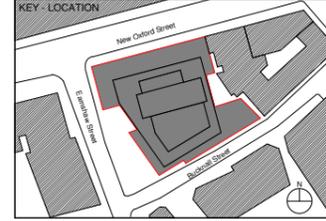


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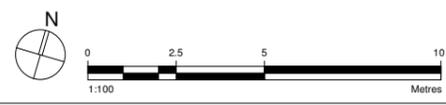
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Project
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Drawing Title
General Arrangement
Level 00 Plan

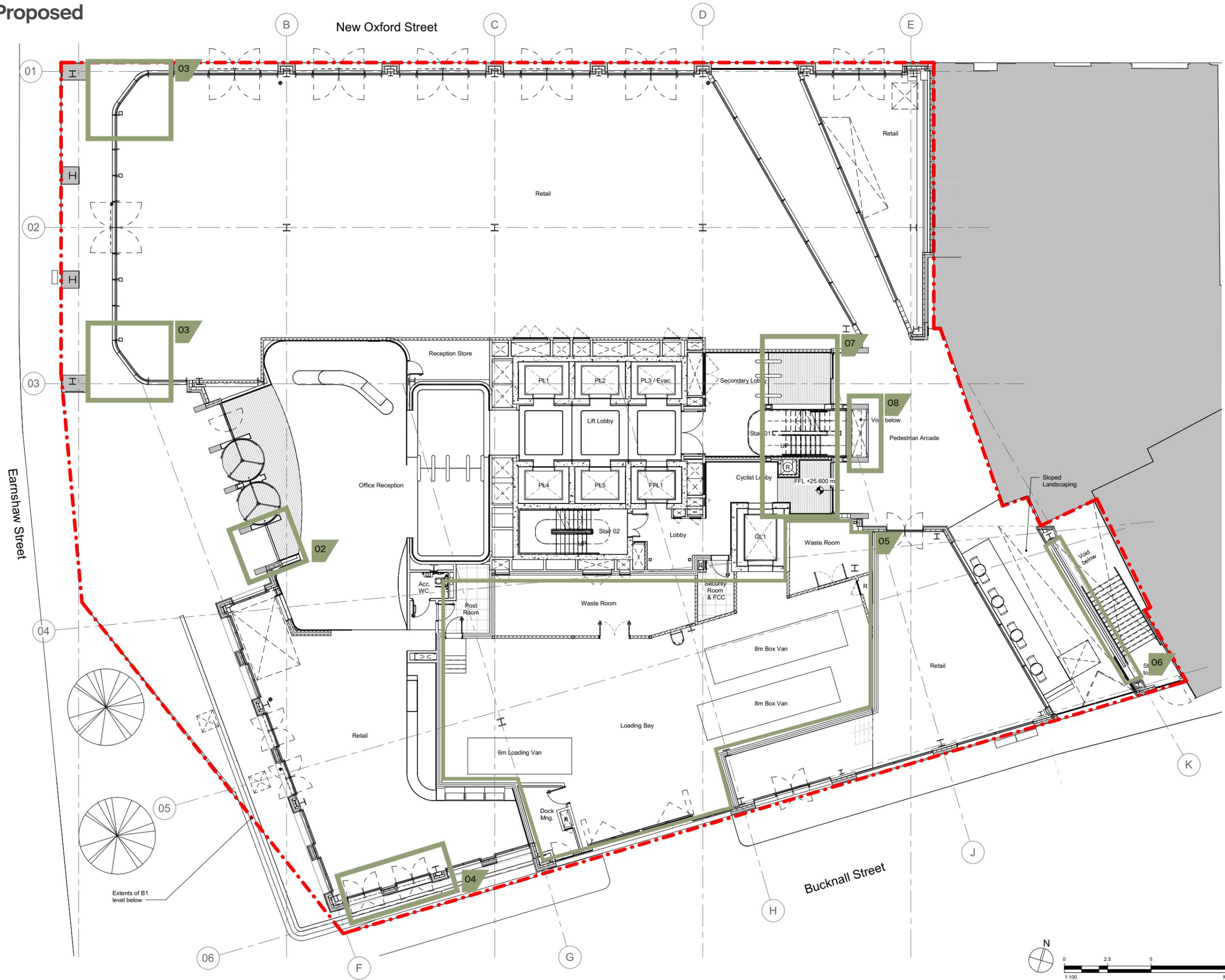
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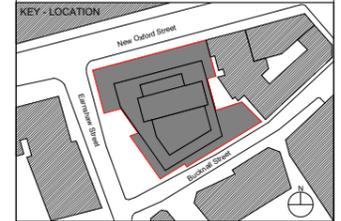
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 MEP Engineer: GDM Partnership
 Project Manager: CBRE



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Project
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Drawing Title
General Arrangement Level 00 Plan

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Non Material Amendment

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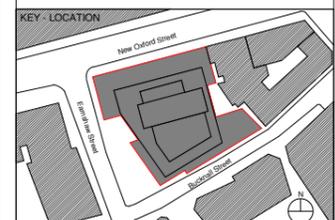


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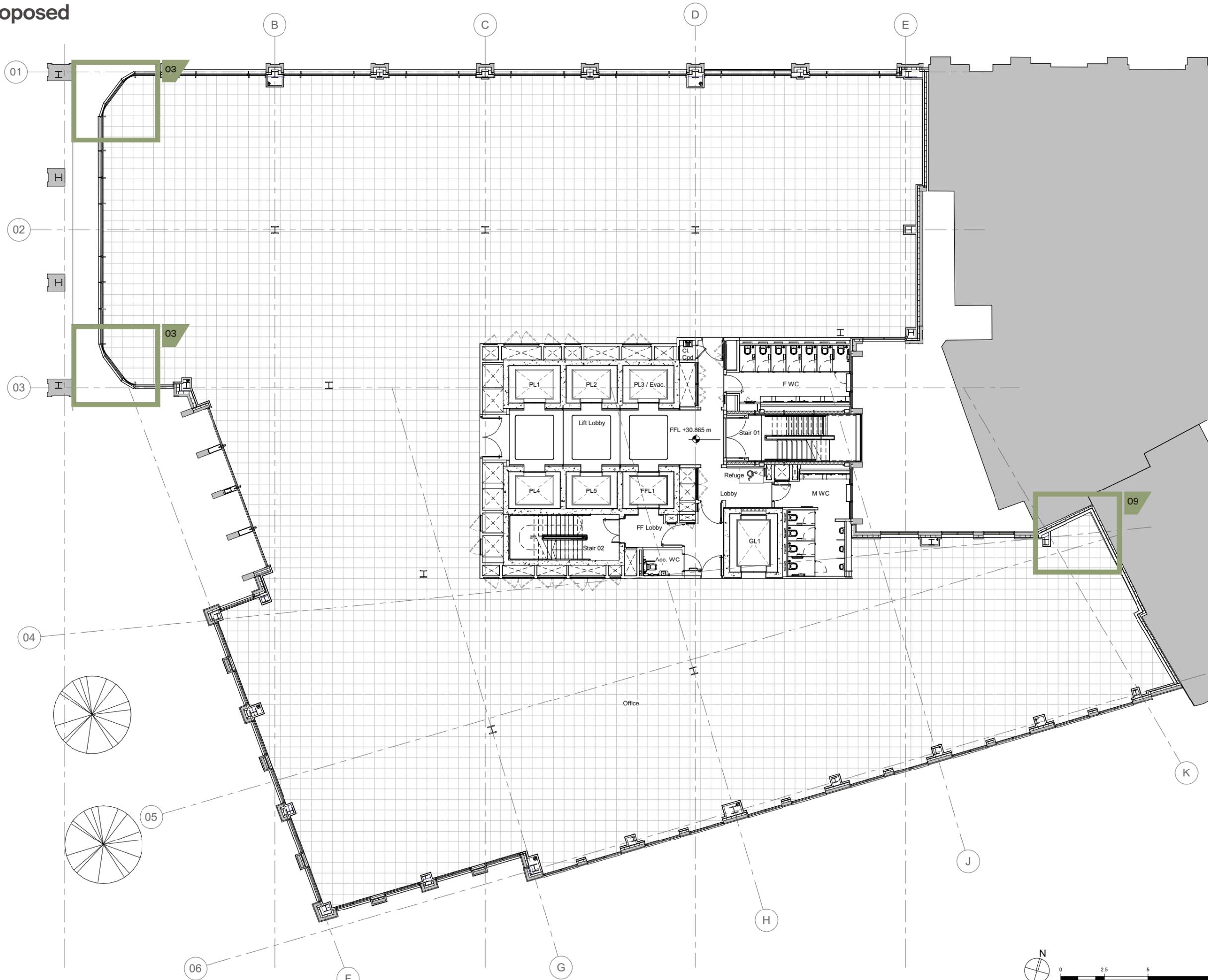
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Castlewood House
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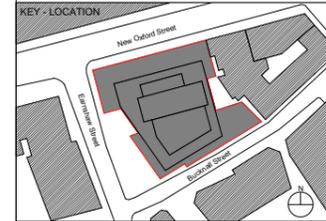
Proposed



01. Attenuation tank added and blue roof omitted
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04. Doors added to retail unit
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 MEP Engineer: GDM Partnership
 Project Manager: CBRE



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General Arrangement Level 01 Plan

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Non Material Amendment

Project No.	Drawing No.	Revision
15023	A_P_101	01

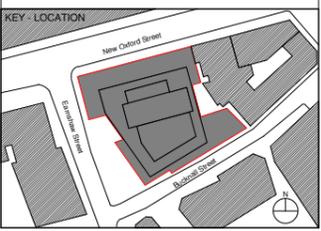


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Project
Castlewood House
Drawing Title
General Arrangement
Level 02 Plan

Scale	Drawn By	Issued By
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Non Material Amendment		
Project No.	Drawing No.	Revision
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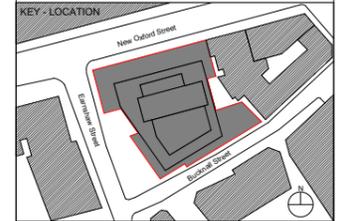
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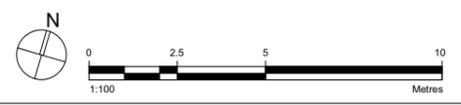
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02	NMA	28/09/2018	RPP
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Consultants
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 MEP Engineer: GDM Partnership
 Project Manager: CBRE



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Project Castlewood House		
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Project No. 15023	Drawing No. A_P_102	Revision 01





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 Electrical Engineer: GDM Partnership
 Project Manager: CBRE

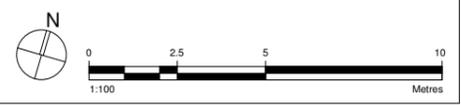
KEY - LOCATION

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Project
Castlewood House
 Drawing Title
**General Arrangement
 Level 03 Plan**

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Non Material Amendment		
Project No.	Drawing No.	Revision
15023	A_P_103	00



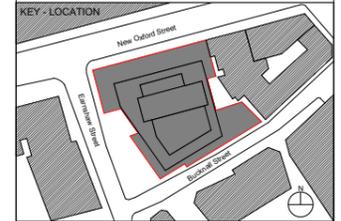
Proposed



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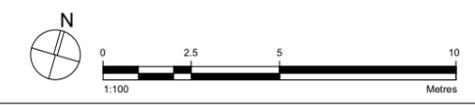
Project
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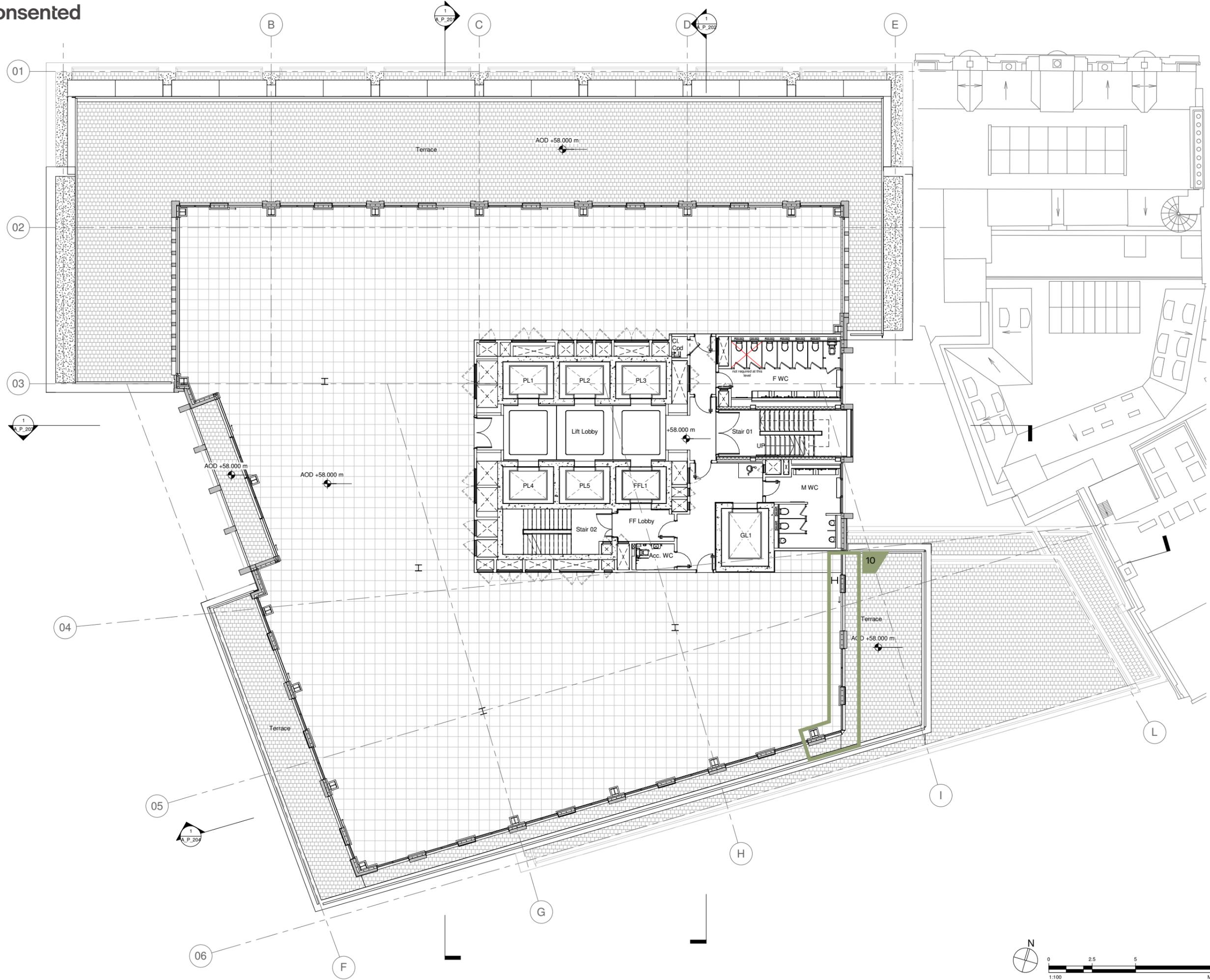
Drawing Title
General Arrangement Level 03 Plan

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Project No.	Drawing No.	Revision
15023	A_P_103	01





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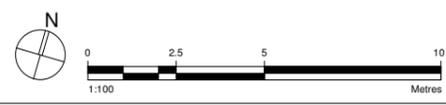


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Client
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Project
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 Drawing Title
 General Arrangement
 Level 08 Plan

Scale	Drawn By	Issued By
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Non Material Amendment		
Project No. 15023	Drawing No. A_P_108	Revision 00



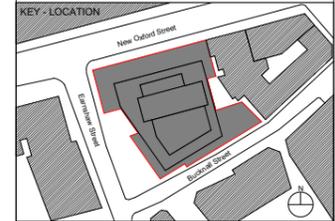
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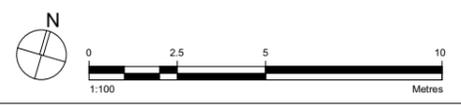
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Drawing Title
General Arrangement Level 08 Plan

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Non Material Amendment		
Project No.	Drawing No.	Revision
15023	A_P_108	01





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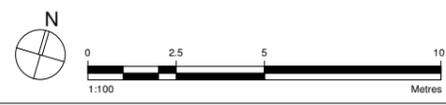
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+44 20 7419 3500
mail@rpplondon.com
www.rpplondon.com

Client
Royal London Asset Management

Project
Castlewood House
Drawing Title
General Arrangement
Level 09 Plan

Scale	Drawn By	Issued By
1 : 100 @ A1	RPP	RPP

Non Material Amendment		
Project No.	Drawing No.	Revision
15023	A_P_109	00



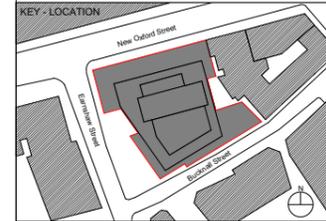
Proposed



01. Attenuation tank added and blue roof omitted
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03. Glazed corners of retail frontage amended
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06. Wall separating cyclist entrance omitted to provide improved user & visitor experience.
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19. Louvres introduced to Bucknall Street elevation for UKPN vent extracts.

01	NMA	01/10/2019	Apt
02	NMA	23/09/2018	RPP
Rev	Reason for Issue	Date	Iss

Consultants
 Structural Engineer: Davies Maguire
 MEP Engineer: GDM Partnership
 Project Manager: CBRE



Apt

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Client
Royal London Asset Management

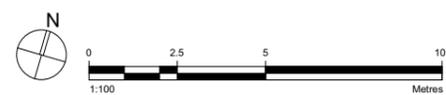
Project
Castlewood House

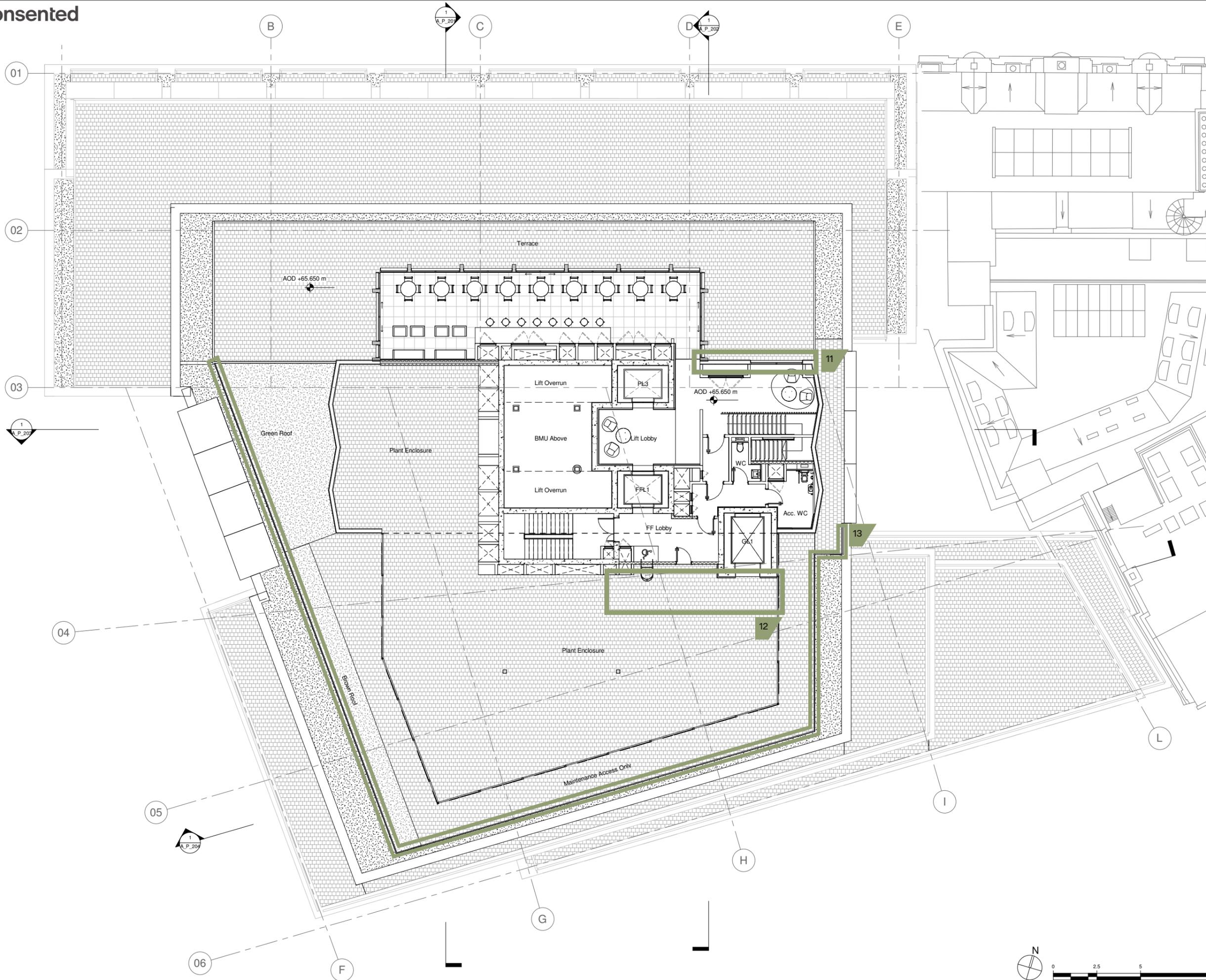
Drawing Title
General Arrangement Level 09 Plan

Scale	Drawn By	Issued By
1 : 100 @ A1	Apt	Apt

Non Material Amendment

Project No.	Drawing No.	Revision
15023	A_P_109	01





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Notes

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Consultants
 Structural Engineer: Davies Maguire
 Mechanical Engineer: GDM Partnership
 Electrical Engineer: GDM Partnership
 Project Manager: CBRE

KEY - LOCATION

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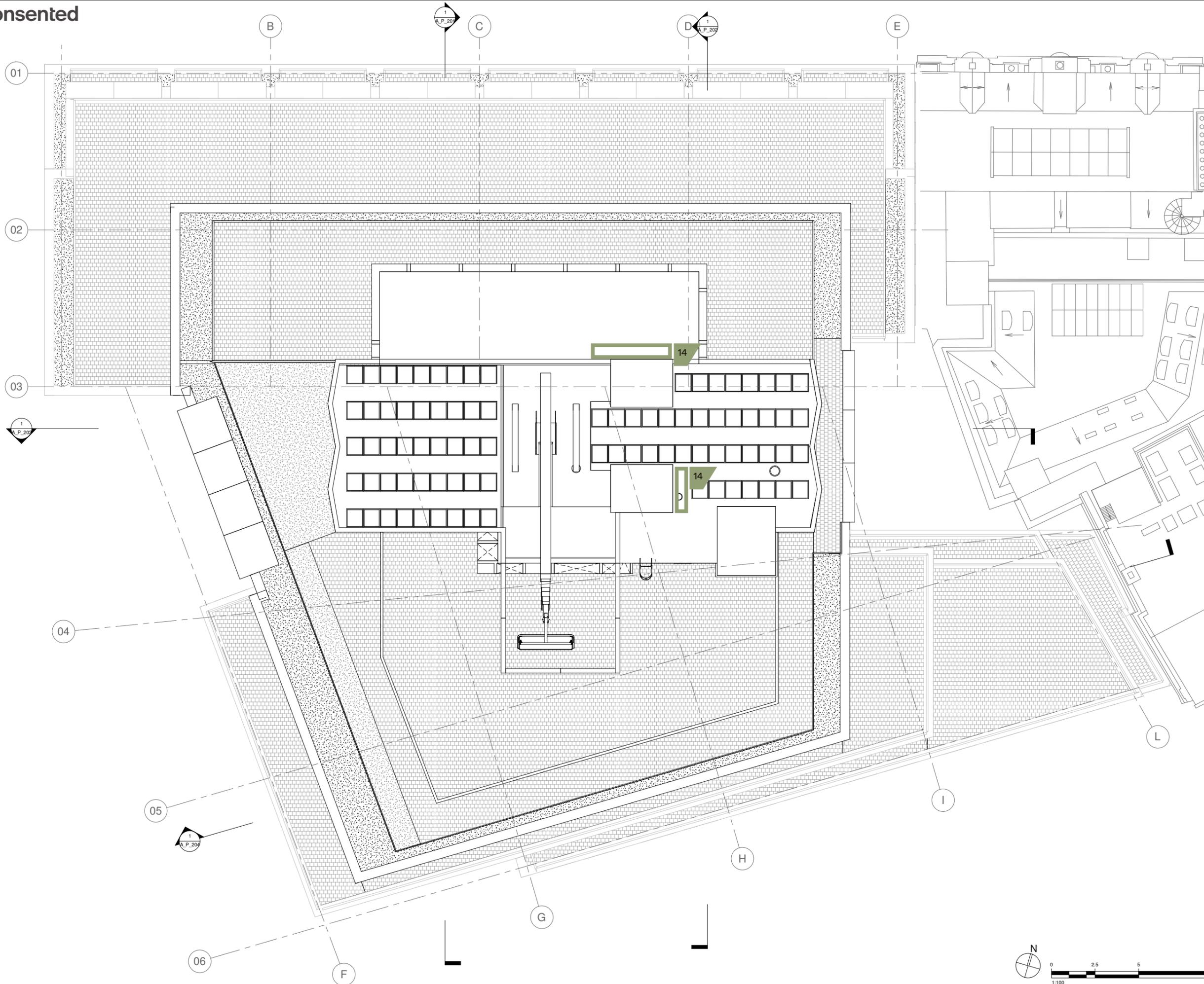
Client
Royal London Asset Management

Project
Castlewood House
 Drawing Title
**General Arrangement
 Level 10 Plan**

Scale	Drawn By	Issued By
1 : 100 @ A1	RPP	RPP

Non Material Amendment

Project No.	Drawing No.	Revision
15023	A_P_110	00



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Consultants
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Project Manager: CBRE



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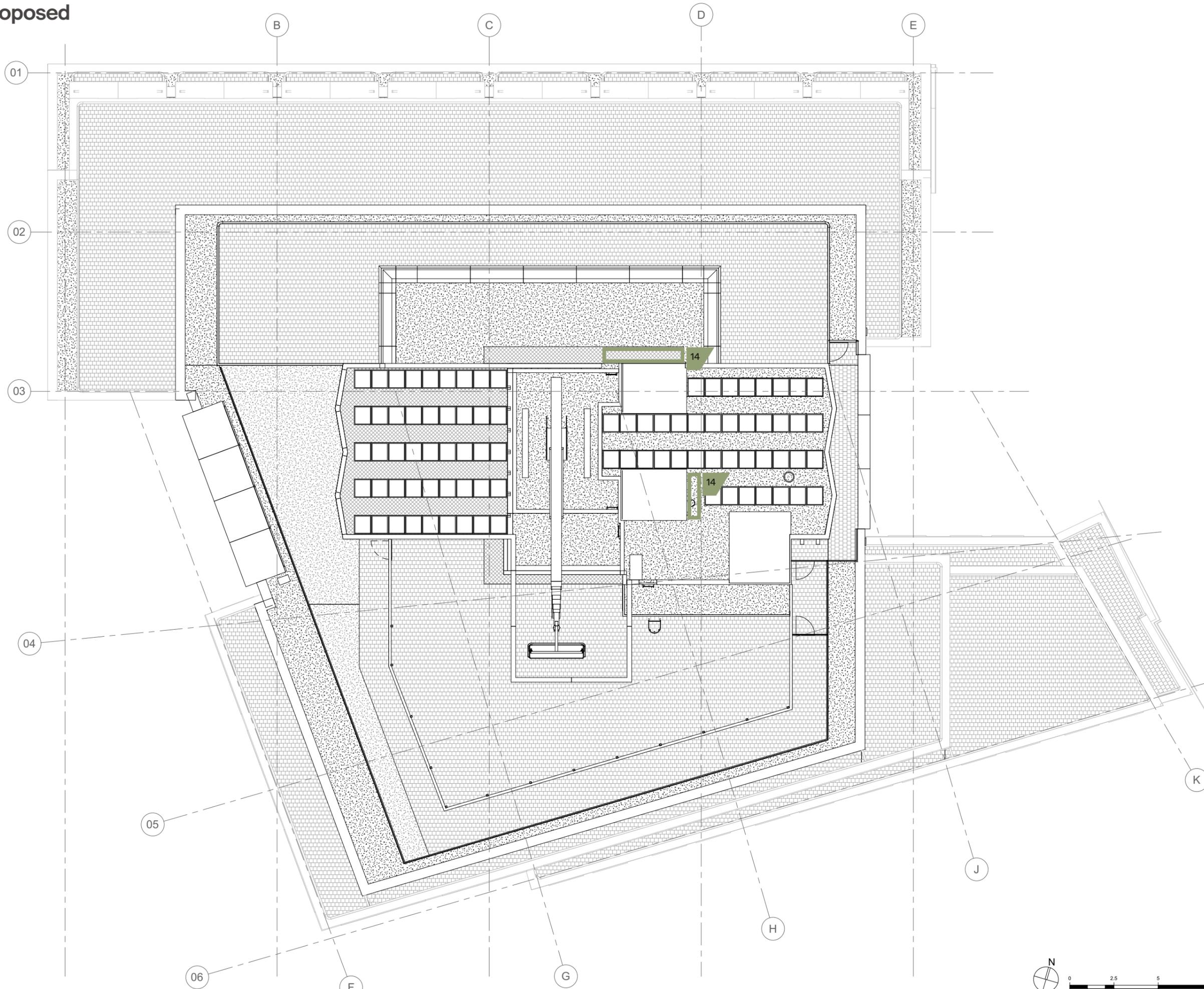
Client
Royal London Asset Management

Project
Castlewood House
Drawing Title
**General Arrangement
Roof Level Plan**

Scale	Drawn By	Issued By
1 : 100 @ A1	RPP	RPP

Non Material Amendment		
Project No.	Drawing No.	Revision
15023	A_P_111	00

Proposed



01. Attenuation tank added and blue roof omitted
02. One no. entrance lobby pass door omitted
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01	NMA	01/10/2019	Apt
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Rev	Reason for Issue	Date	Iss

Consultants
 Structural Engineer: Davies Maguire
 MEP Engineer: GDM Partnership
 Project Manager: CBRE



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Royal London Asset Management

Project
Castlewood House

Drawing Title
**General Arrangement
 Roof Level Plan**

Scale	Drawn By	Issued By
1 : 100 @ A1	Apt	Apt

Non Material Amendment

Project No.	Drawing No.	Revision
15023	A_P_111	01



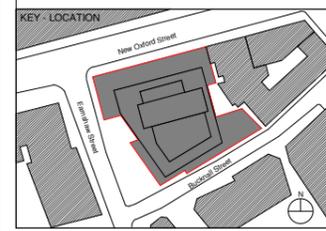


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Client
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Project
Castlewood House
Drawing Title
General Arrangement
North Elevation

Scale	Drawn By	Issued By
1 : 100 @ A1	RPP	RPP

Non Material Amendment		
Project No.	Drawing No.	Revision
15023	A_P_301	00



Proposed



01. Attenuation tank added and blue roof omitted
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01	NMA	01/10/2019	Apt
00	NMA	23/09/2018	Apt
Rev	Reason for Issue	Date	Iss

Consultants
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 MEP Engineer: GDM Partnership
 Project Manager: CBRE



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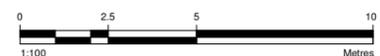
Client
Royal London Asset Management

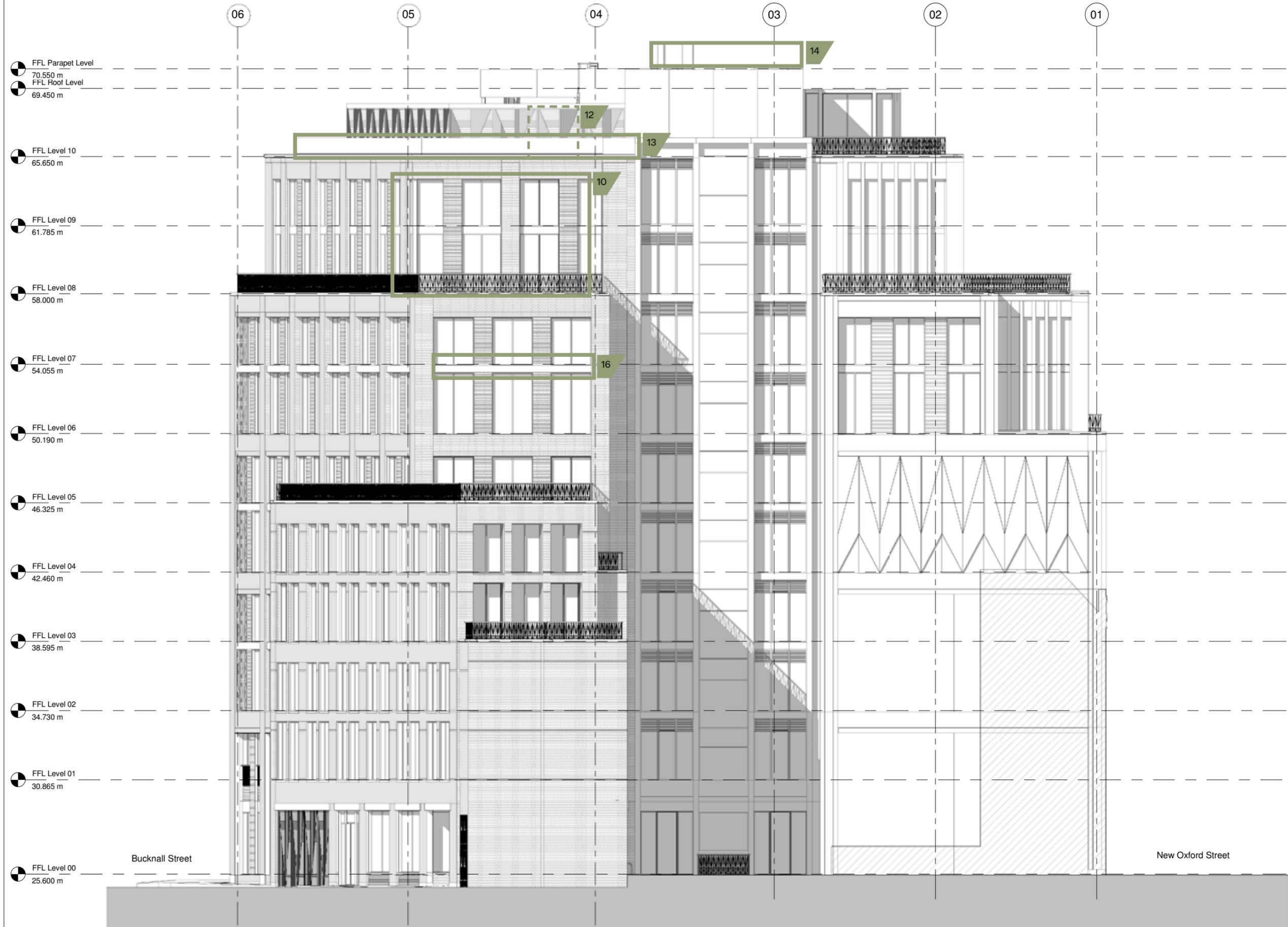
Project
Castlewood House

Drawing Title
 General Arrangement
 North Elevation

Scale	Drawn By	Issued By
1 : 100 @ A1	Apt	Apt

Non Material Amendment		
Project No.	Drawing No.	Revision
15023	A_P_301	01



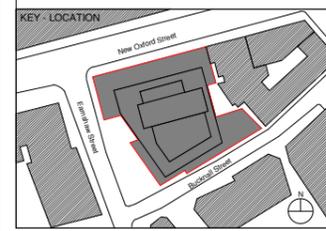


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Project Manager: CBRE



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Client
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Project
Castlewood House
Drawing Title
General Arrangement
East Elevation

Scale	Drawn By	Issued By
1 : 100 @ A1	RPP	RPP

Non Material Amendment		
Project No.	Drawing No.	Revision
15023	A_P_302	00



Proposed

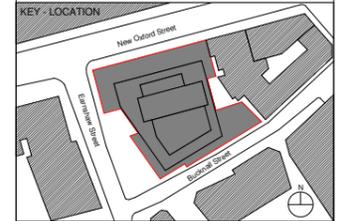


- FFL Parapet Level
70.550 m
FFL Roof Level
69.450 m
- FFL Level 10
65.650 m
- FFL Level 09
61.785 m
- FFL Level 08
57.920 m
- FFL Level 07
54.055 m
- FFL Level 06
50.190 m
- FFL Level 05
46.325 m
- FFL Level 04
42.460 m
- FFL Level 03
38.595 m
- FFL Level 02
34.730 m
- FFL Level 01
30.865 m
- FFL Level 00
25.600 m

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Consultants
 Structural Engineer: Davies Maguire
 MEP Engineer: GDM Partnership
 Project Manager: CBRE



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235 St John Street London EC1V 4NG www.apt.london

Client
Royal London Asset Management

Project
Castlewood House

Drawing Title
General Arrangement East Elevation

Scale	Drawn By	Issued By
1 : 100 @ A1	Apt	Apt

Non Material Amendment		
Project No.	Drawing No.	Revision
15023	A_P_302	01



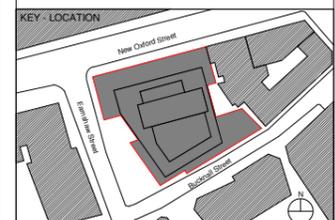


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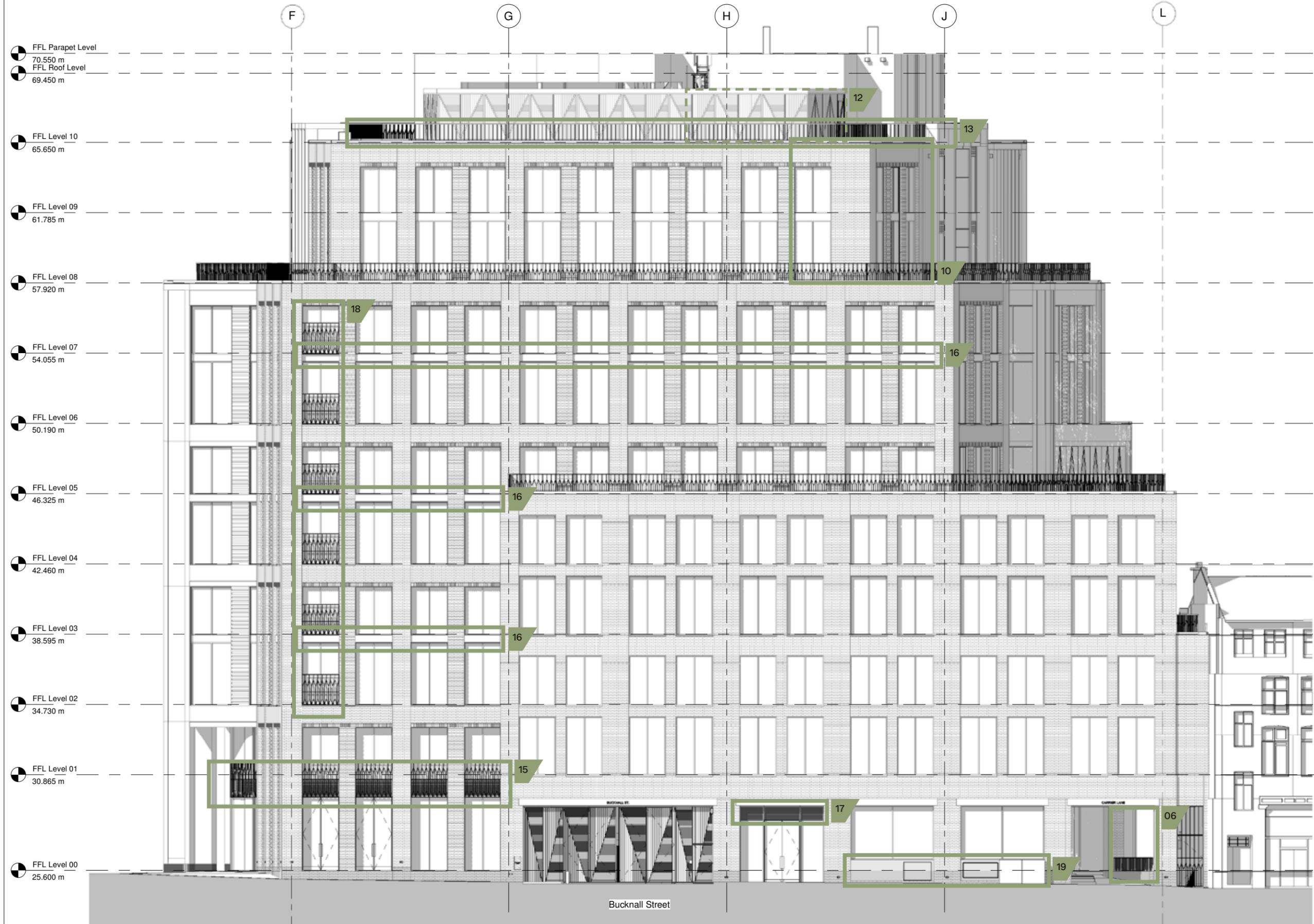
Client
Royal London Asset Management

Project
Castlewood House
 Drawing Title
 General Arrangement
 South Elevation

Scale	Drawn By	Issued By
1 : 100 @ A1	RPP	RPP

Non Material Amendment		
Project No.	Drawing No.	Revision
15023	A_P_303	00

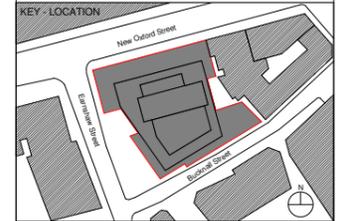
Proposed



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 MEP Engineer: GDM Partnership
 Project Manager: CBRE



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235 St John Street London EC1V 4NG www.apt.london

Client
Royal London Asset Management

Project
Castlewood House

Drawing Title
 General Arrangement
 South Elevation

Scale	Drawn By	Issued By
1 : 100 @ A1	Apt	Apt

Non Material Amendment		
Project No.	Drawing No.	Revision
15023	A_P_303	01



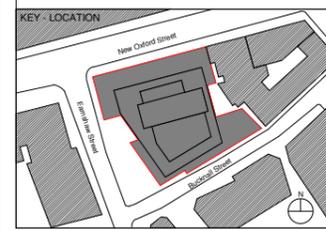


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Client
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Project
Castlewood House
Drawing Title
General Arrangement
West Elevation

Scale	Drawn By	Issued By
1 : 100 @ A1	RPP	RPP

Non Material Amendment		
Project No.	Drawing No.	Revision
15023	A_P_304	00



Proposed



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Consultants
 Structural Engineer: Davies Maguire
 MEP Engineer: GDM Partnership
 Project Manager: CBRE



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235 St John Street London EC1V 4NG www.aplondon

Client
Royal London Asset Management

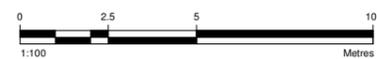
Project
Castlewood House

Drawing Title
 General Arrangement
 West Elevation

Scale	Drawn By	Issued By
1 : 100 @ A1	Apt	Apt

Non Material Amendment

Project No.	Drawing No.	Revision
15023	A_P_304	01



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